

151.0

0002

0017.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

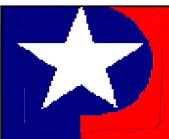
833,400 / 833,400

USE VALUE:

833,400 / 833,400

ASSESSED:

833,400 / 833,400


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
26		CEDAR AVE, ARLINGTON

Legal Description							User Acct
							100036
							GIS Ref
							GIS Ref
							Insp Date
							01/09/09

OWNERSHIP

Unit #:

Owner 1: KRAGH THOMAS J	
Owner 2: KRAGH-CHOOKHAE CHURAIPUAL	
Owner 3:	

Street 1: 26 CEDAR AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: HEALY JAMES J JR & JULIA P -

Owner 2: -

Street 1: 26 CEDAR AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .11 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1931, having primarily Wood Shingle Exterior and 1991 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4778	Sq. Ft.	Site			0	80.	1.18	9									450,672						450,700	

Total AC/HA: 0.10969

Total SF/SM: 4778

Parcel LUC: 101 One Family

Prime NB Desc Brackett

Total: 450,672

Spl Credit

Total: 450,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

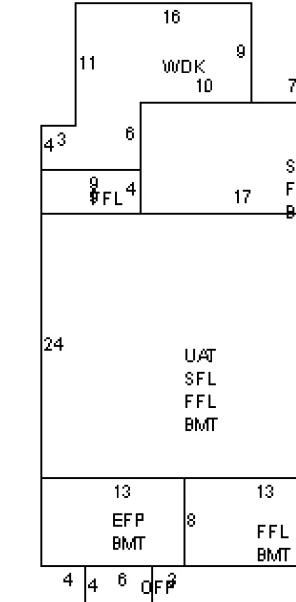
2023

EXTERIOR INFORMATION		
Type:	15 - Old Style	
Sty Ht:	2A - 2 Sty	+Attic
(Liv) Units:	1	Total: 1
Foundation:	2	- Conc. Block
Frame:	1	- Wood
Prime Wall:	1	- Wood Shingle
Sec Wall:		%
Roof Struct:	1	- Gable
Roof Cover:	1	- Asphalt Shgl
Color:	GREEN	
View / Desir:		

ATH FEATURES	
ll Bath	1
Bath:	1
Bath:	
3QBth	
2 Bath: 1	
HBth:	
thFix:	
THER FEATURES	
Kits:	1
A Kits:	
Frpl:	1

COMMENTS

SKETCH



GENERAL INFORMATION

Grade: C - Average
Year Blt: 1931 Eff
Alt LUC:
Jurisdict: G17

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

MOBILE HOME

Make:

Model:

Serial #

Year: Color:

SPEC FEATURES/YARD ITEMS

COMPARABLE SALES

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	% Descrip	% Type	Qu	# Ten
BMT	Basement	1,002	56.400	56,518	BMT	100	RRM		20	A
FFL	First Floor	934	166.390	155,404						
SFL	Second Floor	794	166.390	132,110	UAT	100	FLA		40	A
WDK	Deck	192	10.980	2,109						
UAT	Upper Attic	156	86.520	13,497						
EFP	Enclos Porch	104	52.330	5,443						
OFP	Open Porch	24	43.120	1,035						
Net Sketched Area:		3,206	Total:		366,116					
Size Ad	1728	Gross Area	3674	FinArea	1991					

SUB AREA DETAIL

AssessPro Patriot Properties, Inc

